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## WARRANTY DEED

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MARK S. KIERSTEAD, of Canaan, County of Somerset, State of Maine, and JOHN D. KOONS, of Sidney, County of Kennebec, State of Maine, for consideration paid, hereby grant to MARK S. KIERSTEAD, whose mailing address is RFD #2, Box 4090, Canaan, Maine 04924, with Warranty Covenants, certain real estate, more particularly described as follows:

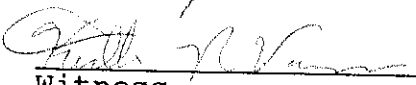
The unit known and designated as Unit #2 in 97A Western Avenue Condominium located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by Thayer Engineering Company, entitled "Plan of 97A Western Avenue Condominium" filed in the Kennebec County Registry of Deeds in Plan File #E-93169.

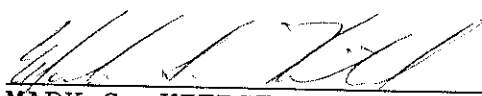
Specific reference is made to 97A Western Avenue Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 13, 1994 and recorded in said Registry of Deeds in Book 4606, Page 3. The aforesaid Plats are Exhibit C to the Declaration.


Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.


Being a portion of the premises acquired by John D. Koons by Warranty Deed dated June 14, 1990 and recorded in the Kennebec County Registry of Deeds in Book 4427, Page 328, as corrected in Book 4427, Page 330 and by Mark S. Kierstead by Warranty Deed dated February 28, 1979 and recorded in the Kennebec County Registry of Deeds in Book 2188, Page 29.

IN WITNESS WHEREOF, the said MARK S. KIERSTEAD and JOHN D. KOONS have set their hands and seals this 19<sup>th</sup> day of January, 1994.

  
Witness

  
MARK S. KIERSTEAD

  
Witness

  
JOHN D. KOONS

47-309

STATE OF MAINE  
KENNEBEC, ss.

January 19, 1994

Then personally appeared the above-named Mark S. Kierstead and John D. Koons and acknowledged the above instrument to be their free act and deed.

M47-209-1  
new  
#5021

Before me,

Keith R. Varner  
Notary Public  
Attorney-at-Law

Keith R. Varner  
(Print Name)

Page 2 of 2 Pages

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94 JAN 20 PM 3:41

ATTEST: James R. Meade  
REGISTER OF DEEDS

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